

# HOW TO CREATE ECO COMMUNITIES TO SUPPORT SUSTAINABLE ESTATE MANAGEMENT IN SLUM UPGRADING AREA

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## ABSTRACT

Estate management is one of the important elements to maintain the sustainability of slum upgrading in urban area. Improving lives for slum dweller like: maintain the comfortable, clean, and healthy of the place, manage the water and sanitation, and keep the environment of slum upgrading area.

As far as we know, there is no good lesson learned from estate management in slum upgrading. Usually, estate management is implemented in real estate. In slum upgrading, dweller is a part of community management. And in the community management, there are many commitments to maintain their place and environment. Because, actually, the slum upgrading has many problems, like: building problems, an unhealthy living condition, and poverty. Many are dilapidated. So, we need a formulation of development guidelines to solve the problems. Interrelated with these conditions, the proper strategic to designing the place's image and to solve the problems is creating the dweller as a part of estate management to keep the sustainability of this area. And the best solution is creating eco communities in slum upgrading area.

An eco community is the community model that fosters the local population (especially children and youth, women, elderly people and patients with mental illness) to concern their housing and environment. Concern to maintain the hygiene and healthy; manage solid waste management; keep the environment green, etcetera. It instills in learners values of conservation, respect for nature, promote a sense of consideration for others and readiness to cooperate and teamwork in community initiatives.

Before eco community model implementation, many analyses have been proposed for creating the proper strategic. There are Analogies Comparative Analysis and Descriptive Normative Analysis. The result from these approaches indicates dweller's awareness of the place. After measuring awareness, and understand the dweller's current condition, we can deliberate on what eco communities strategic we can properly build of the place. So, beside encourage the local community we can correct the negatives condition of the place with removing the negative and making a positive. While the problems are solved, we can retain the sustainability of the place and keep the dweller spirit, and it will considerably enhance the character of the whole slum upgrading, and help define an image for urban area.

Key words: eco communities, estate management, slum upgrading

## A. INTRODUCTION

Slums are neglected parts of cities where housing and living conditions are appallingly lacking. Slums range from high density, squalid central city tenements to spontaneous squatter settlements without legal recognition or rights, sprawling at the edge of cities. Some are more than fifty years old, some are land invasions just underway. Slums may be called by various names, Favelas, Kampung, Tugurios, yet share the same miserable living conditions.